**Blackpool Leisure Opportunity**

**FLAGSTAFF GARDENS (PLOT A)**

**Osborne Road, Blackpool, FY4 2HQ**

**(adjacent to Velvet Coaster Wetherspoons, the Sandcastle and Blackpool Pleasure Beach)**

1. **Location**

Situated approximately 1 mile south of Blackpool Tower, located on a busy area of the Promenade between Withnell Road and Osborne Road, adjacent to the Velvet Coaster to the North and the entrance to Blackpool Pleasure Beach to the South. Opposite the Sandcastle and Grosvenor Casino.



1. **Site description**

A relatively level rectangular site of approximately 2000 sq m (measured externally) bounded on three sides by walling and a contemporary Danfo Toilet to the southern boundary. The site is part paved and part grassed area. United Utilities have some underground drainage structures which may need to be accessed.

1. **Opportunity and Use**

Leisure use only (fairground use will not be considered). Any structures would require to be capable of movement at short notice, in line with UU statutory rights in the event of access required by United Utilities to its underground network unless the design of the attraction leaves access available.

Tenant will be responsible for gaining any necessary planning consents.

1. **Term**

A 15 year contracted out Lease will be on offer to the successful applicant on a fully repairing basis. There will likely be break clauses – which will be negotiated with the successful applicant.

Offers are invited for the site in excess of a minimum annual rent of £50,000 per annum. Rent is payable quarterly in advance**.** The Tenant will also be liable for meeting all other outgoings to include utilities and Business Rates.

The Councils legal fees and surveyors costs to be paid by the successful applicant.

1. **Timescales**

Application closing date Midnight 9th July 2023

Applications assessed w/c 10th July

Organisations notified of outcome TBC

Deadline for receipt of clarifications 1 week prior to application deadline

1. **Assessment Process**

Interested parties should submit an application which will be assessed by a panel of officers from Blackpool Council. Applications will be assessed using the headings outlined below. Each heading is worth a % of the overall score, with each heading weighted differently based on its value and importance.

Responses will be scored out of 5 based on the following scoring criteria

|  |  |
| --- | --- |
| 0 | No response provided/ does not address any of the issues |
| 1 | Very poor response with minimal issues addressed |
| 2 | Poor response with few issues addressed |
| 3 | Satisfactory response with majority of issues addressed |
| 4 | Good response with all issues satisfactorily addressed |
| 5 | Outstanding innovative response |

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| 1. **Proposed Use / Current Delivery / Proposed Use 50%**
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| *Examples of what we’re looking for:**What you are proposing to use the site for? Will it have a unique appeal and be different from what Blackpool already has to offer? What will it look like? How noisy will it be? What is the quality of the build?* *Provide information about any leisure attractions you currently operate.* *Provide information that will help us understand your business, its vision, aims and objectives and what type of organisation you are.* *You may support your response with drawings / specifications or photographs showing your proposal.****Assessment criteria:****Proposal demonstrates a new offering to the area**Offers unique experience**Visually attractive**High quality build**Limited noise impact**Established track record is demonstrated* |
| *Please insert your response below:* |

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| 1. **Staff Management and Community Benefit 10%**
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| *What we’re looking for:**Information on your management approach in relation to staffing.* *What benefits could your proposal bring to the wider community?**Assessment Criteria:**Approach to managing staff is clear**Opportunities to employ local staff**Local benefits are clear – ie use of local suppliers* |
| *Please insert your response below:* |

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| 1. **Finances 10%**
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| *In this section we require a 3 year income and cash flow projection. Please include descriptions and any assumptions you’ve made to support the forecasts.* *Information about what capital investment you will be making.**Assessment Criteria:**All information provided**Figures are realistic with a rationale* |
| *Please insert your response below:* |

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| 1. **Rent Proposed 30%**
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| Provide a profile of the rent that you will pay to the Council over your proposed term if successful.We will evaluate this as an assessment of the average annual income based on the proposed term. This will be scored on a sliding scale such that the highest annual income will receive the full allocation of the weighting and other bids will receive the relative difference between their offer and the highest offer received.The highest price submitted (which is assessed as being realistic) will receive the full allocation of marks available. The percentage received will be the difference between your submitted price and the highest submitted price.Response: |

**Contact Details and Declaration**

* I declare that to the best of my knowledge the responses submitted and information contained in this document are correct and accurate.
* I declare that, upon request and without delay I will provide the certificates or documentary evidence referred to in this document.
* I understand that the information will be used in the selection process to assess my organisation’s suitability.
* I understand that the authority may reject this submission in its entirety if there is a failure to answer all the relevant questions fully, or if false/misleading information or content is provided in any section.
* I am aware of the consequences of serious misrepresentation.

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| --- | --- |
| **Section 1** | **Contact details and declaration** |
|  | Question | Response |
| 1.3(a) | Contact name |  |
| 1.3(b) | Name of organisation |  |
| 1.3(c) | Role in organisation |  |
| 1.3(d) | Phone number |  |
| 1.3(e) | E-mail address  |  |
| 1.3(f) | Postal address |  |
| 1.3(g) | Signature(electronic is acceptable) |  |
| 1.3(h) | Date |  |

**If the preferred bidder fails to obtain planning permission for their proposed use, the Council reserves the right to make an offer to the next highest ranking bidder but may choose to re-advertise the opportunity**.

All bids must be returned via the Chest.

Any clarifications must be asked via the Q&A area of the Chest and must be received in line with the deadline noted.

*NB please retain a copy of this form for your records and should your circumstances or contact details change then please let the appropriate contact officer know.*

*Any information you provide on the form will be held by Blackpool Council for the purposes of assessing the application and decision making process. If successful it will be held for the term of the lease. If unsuccessful it will be held for 5 years.*

*Please Note:**The information provided in this document is set out as an outline only, for guidance and does not constitute nor constitutes part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should not rely on them as statement or representation of fact, but must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them.*